Willow Estates



11 Clos Y Doc, Llanelli, SA15 2EQ

£169,995

Welcome to Clos Y Doc in Llanelli, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for couples, or individuals. Currently used as an Air B & B, this property could be an ideal investment opportunity. Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease. One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. This ensures that you and your guests will have ample room for parking without the hassle of searching for a space. The location in Llanelli means accessibility to local amenities and the coastal path is within easy reach. This makes it an ideal spot for those who appreciate both convenience and a sense of belonging. In summary, this semi-detached house in Clos Y Doc is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its two bedrooms, inviting reception room, and parking for two vehicles, it is a property that promises comfort and practicality in equal measure. Do not miss the chance to make this lovely house your new home. EPC: D, Tenure: Freehold. Council Tax Band: TBC







Entrance
Via Composite door into:

Hallway 2'88 x 9'54 approx (0.61m x 2.74m approx)
Plain ceiling, radiator, laminate flooring

Kitchen 5'04 x 8'97 approx (1.63m x 2.44m approx)
Plain ceiling, uPVC double glazed window to front, sink with mixer tap over, Kitchen comprises of wall and base units with complimentary work surface over, four Gas ring Hob with extractor hood over, space for washing machine, laminate floor

W.C 2'38 x 4'95 approx (0.61m x 1.22m approx)
Plain ceiling, uPVC double glazed window to front, half tiled walls all round, radiator, pedestal wash hand basin, low level toilet, laminate floor.

Lounge 11'65 x 14'6 approx (3.35m x 4.42m approx)
Plain ceiling, radiator x two, uPVC double glazed Patio Door to rear, luxury vinyl flooring, door to under stairs storage cupboard

Landing 5'87 x 6'36 approx (1.52m x 1.83m approx)
Plain ceiling, access to loft, smoke alarm

Bedroom One 11'59 x 8'93 approx (3.35m x 2.44m approx)
Plain ceiling, uPVC double glazed window to front, radiator, T.V. point

Bathroom 6'32 x 5'35 approx (1.83m x 1.52m approx)
Plain ceiling, low level toilet, pedestal wash hand basin, bath with shower over, luxury vinyl floor, uPVC double glazed window to side, radiator.

Bedroon Two 11'62 x 7'96 approx (3.35m x 2.13m approx)
Plain ceiling, uPVC double glazed window to rear, radiator

External
Two Parking spaces to front of Property, pedestrian side access to side, enclosed rear Garden laid to lawn, Patio area.

Tenure
We are advised the Property is Freehold
There is an approximate £177 per annum maintenance charge to Remus

Council Tax Band
TBC

Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT











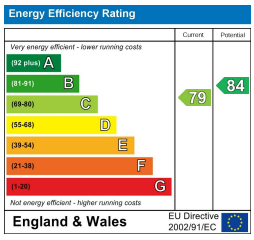

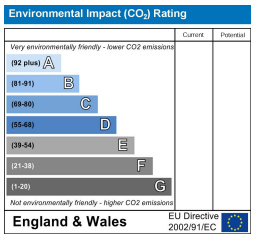

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GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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